DOER Leading By Example (LBE) Council Meeting

January 14, 2025

DOER
Massachusetts Department of Energy Resources

Meeting Agenda

- Introduction
- Policy Deep Dive: S2967 Siting & Permitting
- Policy Deep Dive: Large Building Energy Reporting
- Q&A
- Policy Dip: Clean Peak, SMART, Building Code
- What We Heard: November Council Meeting
- LBE Updates

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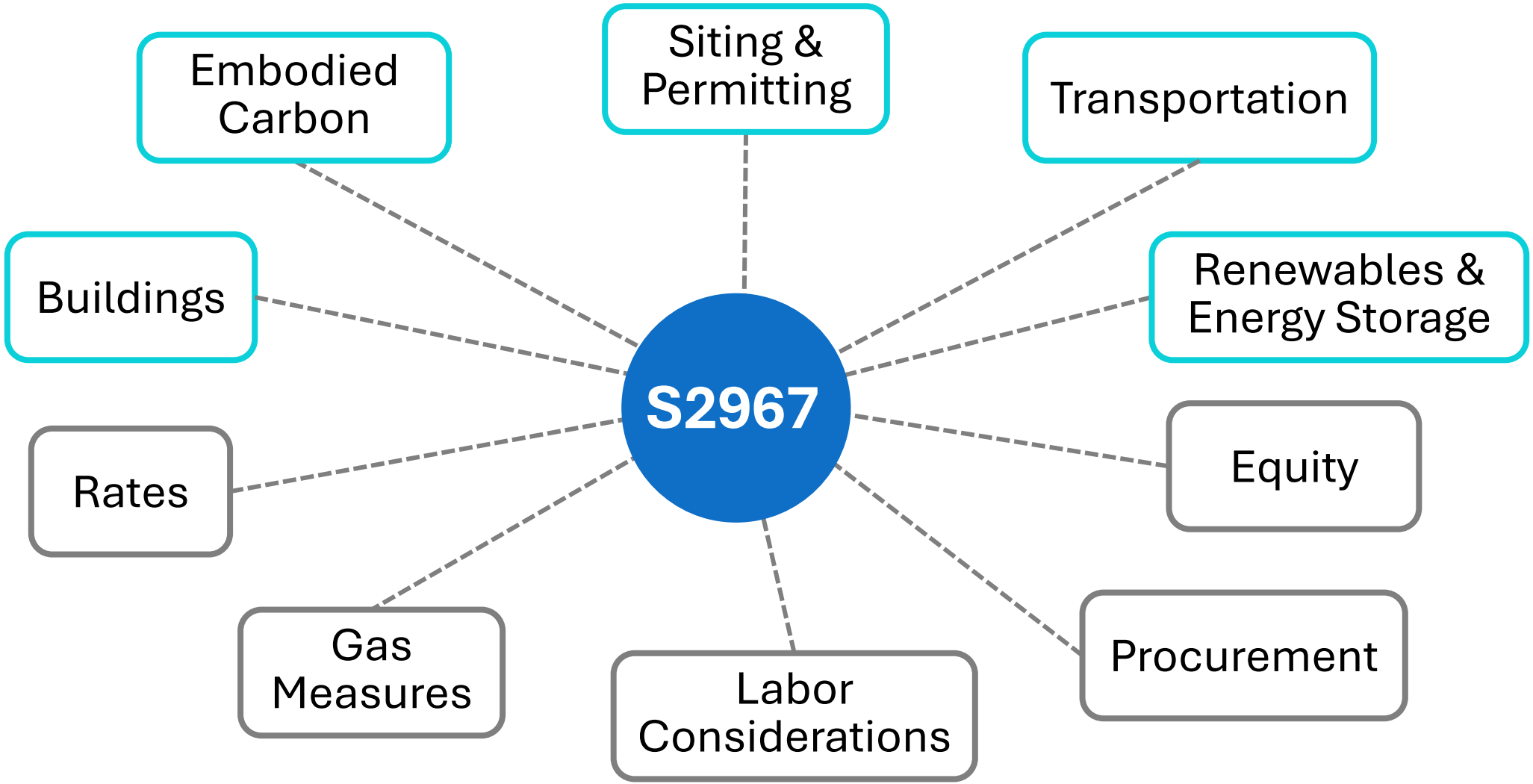
TBD	Electric Transportation Program Manager	

NEW!

Policy Deep Dive: Overview of S2967 Clean Energy Siting & Permitting

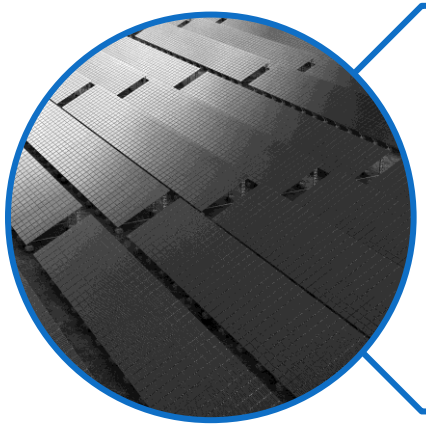
Speakers: Susannah Hatch, Chief of Staff, DOER
Eric Friedman, Director, DOER LBE

Siting & Permitting Bill Overview



Siting & Permitting (Processes)

The Bill's revised permitting pathways are intended to **expedite deployment** of clean energy infrastructure and projects (e.g., solar, wind, and battery energy storage) **by consolidating the review and permit approval process**.



Large Projects *(>25MW generation or >100 MWh storage)*

- Able to apply for a **single, consolidated permit** from the Energy Facilities Siting Board (ESFB) rather than multiple state, regional, and local permits
- Will receive a decision **within 15 months**

The EFSB is directed to ensure these projects avoid or minimize environmental impacts and negative health impacts as much as possible.

Small Projects *(<25MW generation or <100 MWh storage)*

- Able to apply for a **single permit from municipal entities** rather than multiple local permits
- Will receive a decision **within 12 months**

Siting & Permitting (Oversight)

To enhance community input and support equitable project review, the bill establishes the following offices and their directives in statute:

Office of Environmental Justice & Equity

- Responsible for **implementing EJ principles** and **developing standards/guidelines** for community benefit and clean energy impact analyses

Facility Siting Division at the DPU

- Create and maintain an **online infrastructure dashboard** to facilitate public understanding of clean energy deployment performance, trends, and outcomes

Division of Siting and Permitting at DOER

- Oversee the permitting processes for **small projects**
- Create **site suitability criteria** to ensure natural resources are protected in the siting process

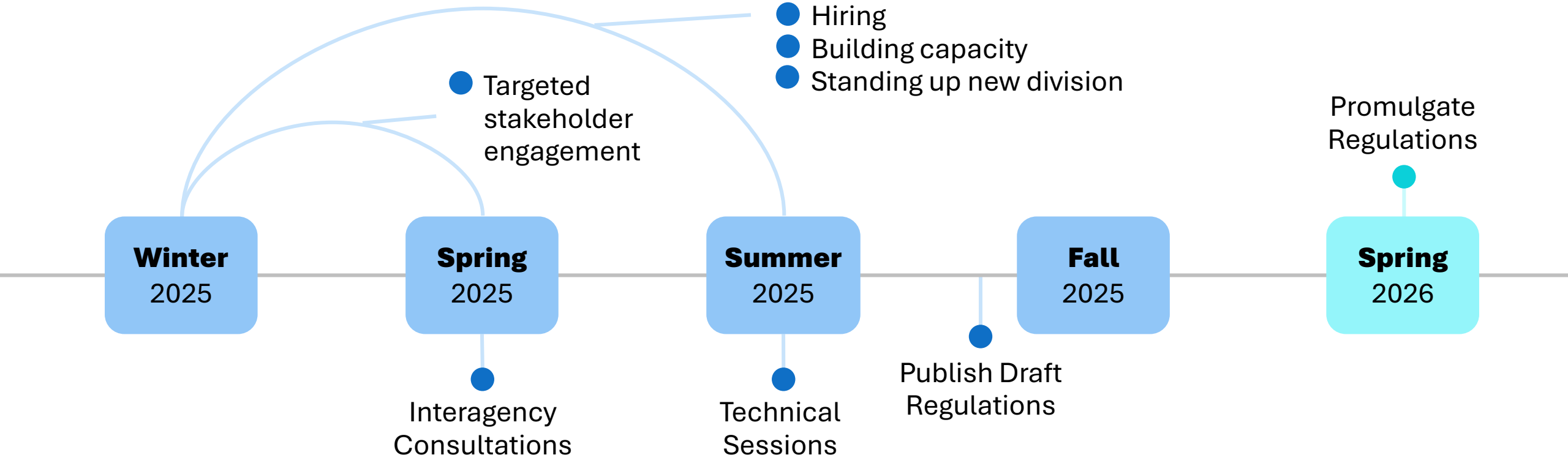
Office of Public Participation at the EFSB

- **Provide support** for intervenors and community engagement

2025 Goals & Timeline

DOER has several goals related to Siting & Permitting in 2025:

- Stand up new Clean Energy Siting & Permitting Division
- Stakeholder engagement & outreach (e.g., DEP, DCR, EEA, OEJE, HHS)
- Draft regulations



Transportation (Planning & Standards)

EVICC & Utility Responsibilities

- Directs the **Electric Vehicle Coordination Council (EVICC)**, chaired by EEA, to:
  - Conduct a 10-year EV charger demand forecast and provide an estimate of MHDV chargers in its assessment every other year
  - Work with MassDOT and DOER to identify fast charging hubs along major corridors
- **Electric utilities must file for grid upgrades** to accommodate these hubs and the forecasted 10-year demand within 12 months of each assessment

Transportation (EV Charger Regulations)

The Regulations below must be promulgated by February 1, 2026, and would apply to chargers installed on or after June 1, 2026.

EV Charger Utilization, Reliability & Data Sharing

- Requires EEA develop regulations to (1) monitor EV charger **utilization**, (2) monitor EV charger **reliability**, and (3) **require data sharing** by public EVSE

EV Charger Inventory & Accuracy Standards

- Requires DOS to develop regulations to (1) **inventory EV charging stations** and (2) **ensure the accuracy** of pricing and volumes of electricity purchased at public EV chargers

Transportation (Vehicles)

Increased MOR-EV Allocation from RGGI

- Allocates **$27M per year** from RGGI funding over three years for MOR-EV
- Will allow the program to continue offering rebates to **individuals and private/public fleets** for light-, medium-, and heavy-duty EVs

Light-Duty EV Sales Mandate Feasibility Study

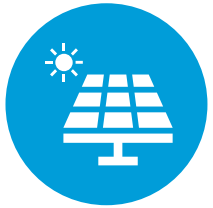
- Requires EEA to conduct a feasibility study of **light-duty EV-only sales by 2035**

Buildings & Embodied Carbon (EC)

- Adds **embodied carbon (EC)** to the state building code
- An **EC intergovernmental coordinating council** (co-chaired by DCAMM and the Climate Chief) must submit a reduction plan that is updated every two years and includes:
  - **strategies to measure, monitor and reduce EC** in building and transportation projects (including state projects)
  - **environmental product declarations**, including how they can be used in statewide contracts and procurement
  - recommended use of **low-EC materials**
  - process to set **maximum global warming potential values** for products

Renewables & Energy Storage

Increases maximum offshore wind contract term from 20 years to 30 years



DOER must convene a **stakeholder working group and develop recommendations** for regulatory/legislative changes to encourage solar canopy deployment by June 2025

Allows clean energy to be **regionally procured**

Permits the sale of electric bill credits across electric service territories in Massachusetts

Allows DOER to work with utilities to procure **energy storage systems** and enter into cost-effective, long-term contracts

Policy Deep Dive: Large Building Energy Reporting

- Speaker: Nathan Dziadul, Building Energy Reporting Program Coordinator, DOER

Creating A Clean, Affordable, Equitable and Resilient Energy Future For the Commonwealth

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF ENERGY RESOURCES
Elizabeth Mahony, Commissioner

Large Building Energy Reporting Overview

January 2025

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Massachusetts Department of Energy Resources

Agenda

1. Regulation Overview
2. Reporting Process and Timeline
3. Roadmap for Guidelines
4. Webinar Registration
5. Additional Resources

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Regulation

Key Points:

- Applies to buildings with a gross floor area of 20,000 square feet or more
- Utility companies will report energy usage to DOER on behalf of building owners
- Building owners may review and verify usage data submitted by utility companies
- Building owners will report usage for delivered fuels (E.G., oil, propane) and on-site energy generation using EnergyStar Portfolio Manager

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Regulation (Continued)

Boston and Cambridge Buildings:

- Buildings reporting under BERDO and BEUDO do not need to report separately to DOER
- DOER will receive BERDO and BEUDO submissions directly from the cities of Boston and Cambridge
- Buildings ≥20,000 sf in Boston and Cambridge that do not report under BERDO and BEUDO will need to report under DOER's regulation

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Reporting Process & Timeline

Covered Buildings List

- Initial draft of covered buildings list complete this month
- Building owners will be notified by mail
- Building owners will claim their building on BEAM, DOER's data management platform.
- If needed, building owners will request updates through the BEAM Help Desk
- Revised covered buildings list published by 3/31/25

Other Important Dates

- Building owner reporting deadline – 6/30/25
- DOER publication of usage data – 10/31/25

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Future Guidelines

Roadmap (dates may shift):

- Gross Floor Area – February 2025
- Exempt Building Uses – March 2025
- Distribution Company Reporting – March 2025
- Owner Reporting – March 2025
- Additional Owner Disclosure – May 2025
- GHG Emissions – August 2025

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Want to learn more?

Benchmarking 101 Webinar

Wednesday, January 29th
11:00am – 12:00pm

- Overview of the principles of benchmarking
- How to comply with the regulation
- Visit our website or scan the QR code to register

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Additional Resources

Website: mass.gov/buildingenergyreporting

Email: doer.ber@mass.gov

Newsletter: Sign up for updates using the QR code

LBE Response to LBER

State Entity Reporting Process

Electricity, natural gas, and steam **utility data**

Utility reports data directly to LBER program

State entity verifies utility accounts & data reported

Delivered fuel data

State entity reports data directly to LBER program

*Note: If DCAMM owns facility, then DCAMM must first designate operating state entity as the reporting authority for the property.

~800 state buildings ≥20,000 SF

LBE is coordinating with LBER team on this process for state sites and plans to host a state-specific LBER webinar

LBE can work with facilities to provide the following data:

Utility account numbers & monthly usage for grid electricity & natural gas

(if facility accounts exist in MassEnergyInsight online utility database)

Delivered fuel amounts by delivery date

(if facility purchases fuel via statewide contract)

Solar energy generation

(if solar PV system is entered in Production Tracking System or tracked by DCAMM)

Q & A

Either post questions in the chat or raise your hand on Zoom to ask aloud.

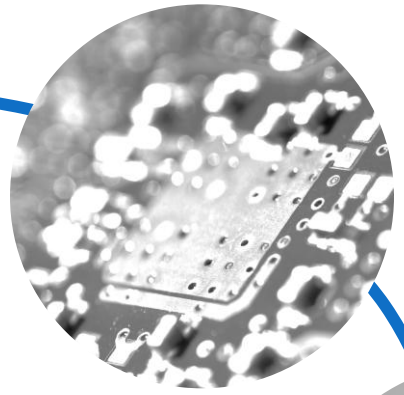
Let’s Hear From You!

Or go to slido.com
and enter the
participation code
1778700

Policy Dip

- Recent Clean Peak Standard Updates
- Proposed SMART Program Regulations
- Proposed Building Code Changes

Policy Overview



Clean Peak Standard

incentivizes technologies (“resources”) that provide electricity or reduce demand during seasonal peak electricity usage periods, like energy storage

SMART Program

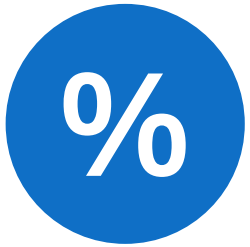
provides ongoing payments to project owners for solar energy generated; 20-year incentive values are calculated based on system characteristics & siting

Specialized Code

building code formulated to ensure new construction is consistent with Massachusetts GHG limits and sub-limits through 2050; EO 594 requires code compliance for state projects.

Recent Clean Peak Standard (CPS) Updates

The CPS applies to electricity suppliers that are required to provide a certain amount of energy from Clean Peak resources annually.



Because there were fewer Clean Peak resources available in the market in 2024 than projected, **DOER lowered the annual percentage requirement for suppliers, which will reduce ratepayer impacts** from ACP costs. Similarly, DOER reduced the minimum standard for 2025-2028 due to anticipated undersupply of certificates generated by Clean Peak resources.

To help alleviate upfront cost barriers to deployment, **DOER added an extra incentive for standalone energy storage systems** that are connected to the distribution grid, are not co-located with renewables or demand response, and are able to come online within the next two years.

Additional changes are intended to help make Clean Peak resources and their generation more valuable.

Proposed SMART MASSACHUSETTS SOLAR PROGRAM Regulation Updates

(not comprehensive!)

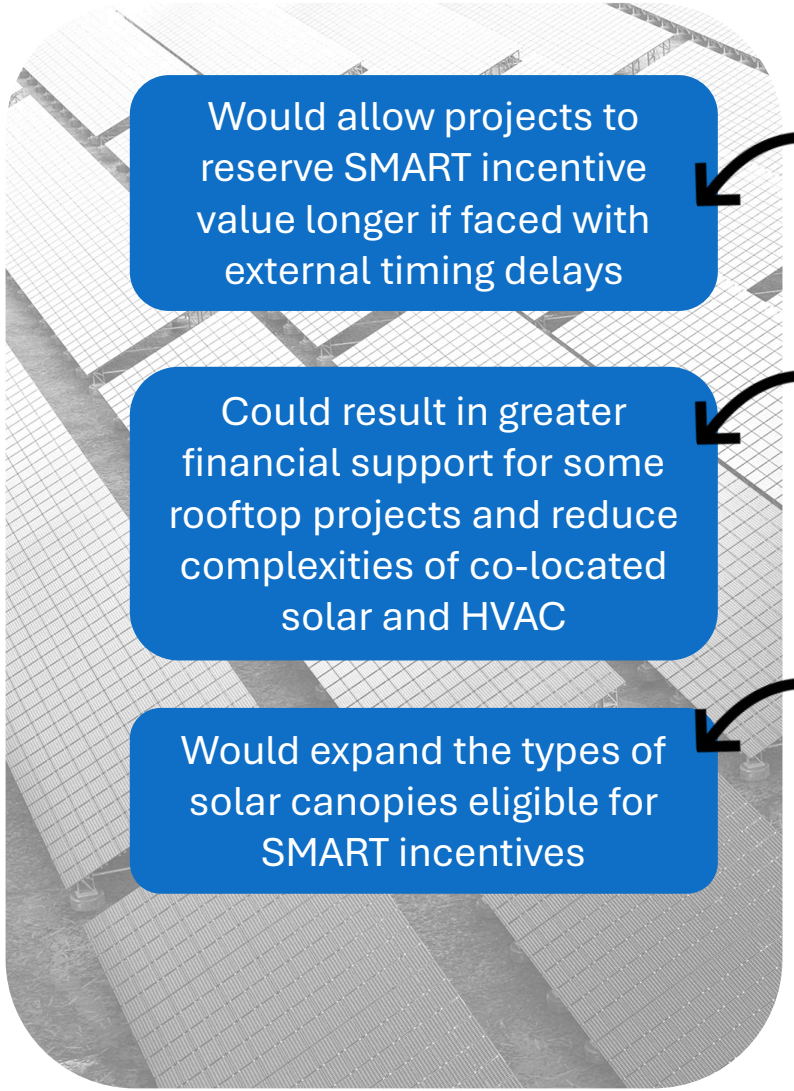
Current SMART Program	SMART 3.0 Proposal
Predetermined solar capacity blocks with declining compensation rates	Allows DOER to make annual adjustments to blocks and rate structure based on progress toward statewide solar deployment targets and real-time solar costs
Solar capacity allocated on rolling basis year-round	Administer an annual February application period for large projects, sequenced by ISA execution date and assigned capacity accordingly; after that, capacity distributed on rolling basis until fully allocated
Small projects ≤25kW subject to capacity allocations	Small projects would not be subject to capacity allocations or annual capacity limits

May mean incentive values for projects farther out are harder to predict, but values would better reflect current market conditions

Could change how/when some projects enter the application queue

Proposed SMART MASSACHUSETTS SOLAR PROGRAM Regulation Updates

(not comprehensive!)



Additional recommended changes include:

- **Extending SMART reservation periods** when part of interconnection studies (indefinite) or capital investment projects (48 months)
- **Allowing an incentive adder for raised solar racking or mounting systems** so PV can be placed above rooftop HVAC equipment and/or facilitate easier roof repairs and replacements
- **Changing the definition of solar canopies** to enable more flexibility for eligible solar within the built environment
- **Increasing the size threshold for required energy storage** from 500 kW to 1 MW

Proposed SMART MASSACHUSETTS SOLAR PROGRAM Regulation Updates: Land Use & Siting for Ground-Mounted Solar PV

Instead of a flat, per kWh greenfield subtractor for ground-mount PV, DOER is proposing a one-time mitigation fee to:

- **Balance** solar development within the built environment
- Create a mechanism to **minimize impact** of solar infrastructure

Would apply to **large, ground-mounted projects >250kW AC**, unless receiving a locational adder or sited on previously developed land

NOTE: *Some ground-mount projects ineligible for SMART incentives if overlapping with designated areas.*

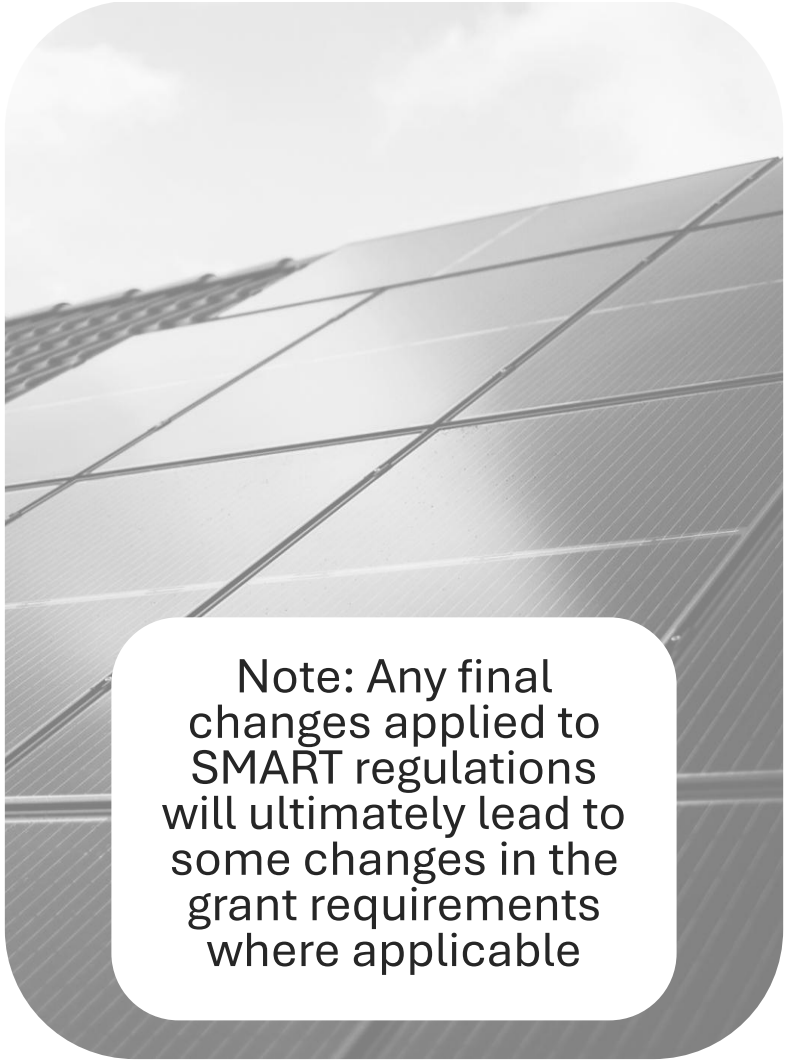
Proposed SMART MASSACHUSETTS SOLAR PROGRAM Regulation Updates: Land Use & Siting for Ground-Mounted Solar PV

- Fee value would be based on weighted environmental impact and policy criteria
- Payments would support conservation, ecosystem, and biodiversity programs
- DOER intends to review related data sources, criteria, and weightings annually

Carbon Storage	Potential carbon emissions plus foregone sequestration in metric tons of CO_2e per acre over 40 years
Ecological Integrity	State Ecological Integrity Score of project footprint
Agricultural Potential	Project footprint overlap with farmland soils
Cumulative Impacts	MW per capita of large ground mounted SMART solar systems
Grid Alignment	Project distance from grid infrastructure or inclusion in CIP or ESMP investment areas

Reminder! LBE Solar + Decarbonization Grant

- **Scope:** Funds new solar canopies, rooftop, ground-mount or innovative PV; cost per watt solar incentive with optional energy storage, EVSE, and decarbonization project funding.
- **Eligibility:** Executive Branch agencies, public higher education, and authorities.
- **Grant limit:** Up to $2,500,000 per project.
- **Application deadline:** Applications accepted on a rolling basis.



Specialized Code Overview

The **Specialized Code** is designed to ensure new construction is consistent with a net-zero Massachusetts economy in 2050.

Thermal Energy Efficiency → Reduced Heating Loads → Efficient Electrification

Specialized Code compliance pathways:

All-Electric

Mixed-Fuel

+ Onsite solar
+ Pre-wiring for electrification

*NOTE: State **new construction** and **major renovation projects** are subject to the Specialized Code under EO 594*

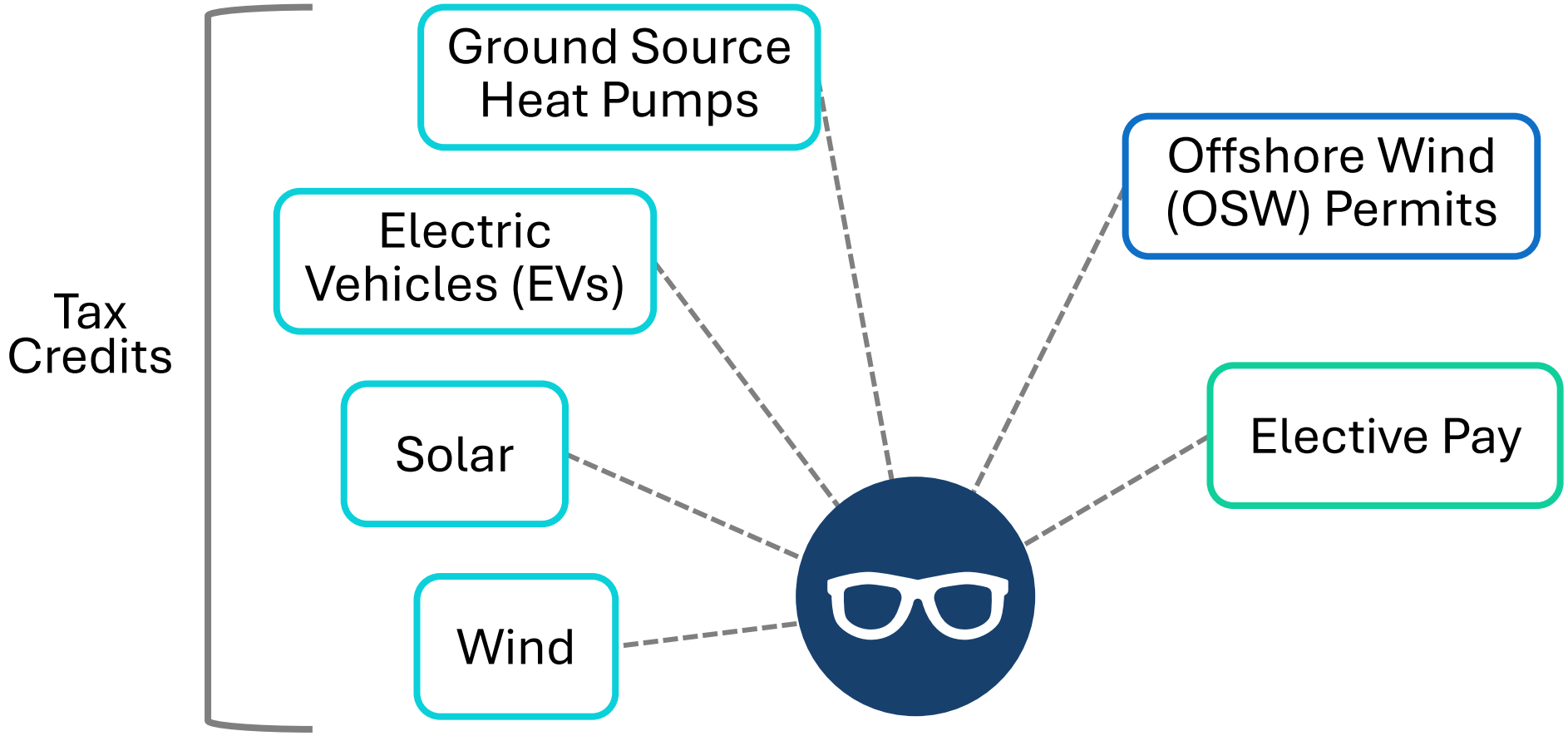
Proposed Specialized Code Changes

DOER recently released proposed changes to the Commercial Stretch and Specialized Opt-in Building Codes

- Proposed code changes to go into effect this February include an accommodation pathway for new and renovation projects which provides relief from some of the electrification and electrification readiness requirements of the code if the project is connecting to a district energy system (DES) that has a DOER-approved plan for electrification
- Campuses with a DES may choose to efficiently electrify their DES and be able to take advantage of these accommodations
- Campuses will need to work DOER to get approval on a plan to efficiently electrify; a guideline will be forthcoming that will present the process and requirements for getting this approval

Be On The Lookout

LBE will monitor federal activities in 2025 and let the Council know how things progress and impact state activities.



What We Heard

- Common Goals
- Key Challenges
- Resources & Next Steps

Our Questions

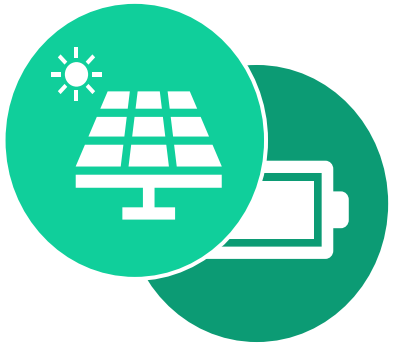
We asked staff from **18** state entities:

- What are your **top clean energy or climate goals** in 2025?
- What are the **key challenges** that may prevent you from achieving these goals?
- What **specific assistance or resources** can LBE or other agencies provide?

Top 2025 Clean Energy or Climate Goals

EVs, EVSE, and **fleet electrification** goals and projects were the most mentioned (n=17).

Building decarbonization projects were also common (n=11). This includes both new construction and renovation-type projects.



Others described plans for **solar** projects (n=8) and **other decarbonization** projects (e.g., battery storage) (n=8).

n = number of comments with that theme

Key Challenges & Resources Needed

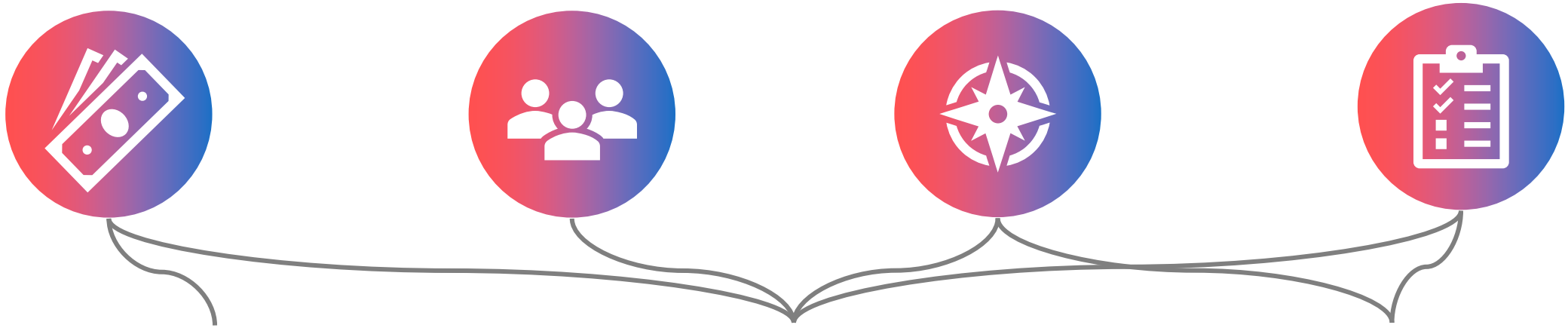
Navigating the procurement process was the most cited challenge (n=5).

State staff identified other common challenges:

- **Lack of funding** to implement (n=3)
- **Lack of staff** to coordinate/implement (n=3)
- Uncertainties with **budgets and planning** (n=3)

n = number of comments with that theme

Resources & Next Steps



Grants

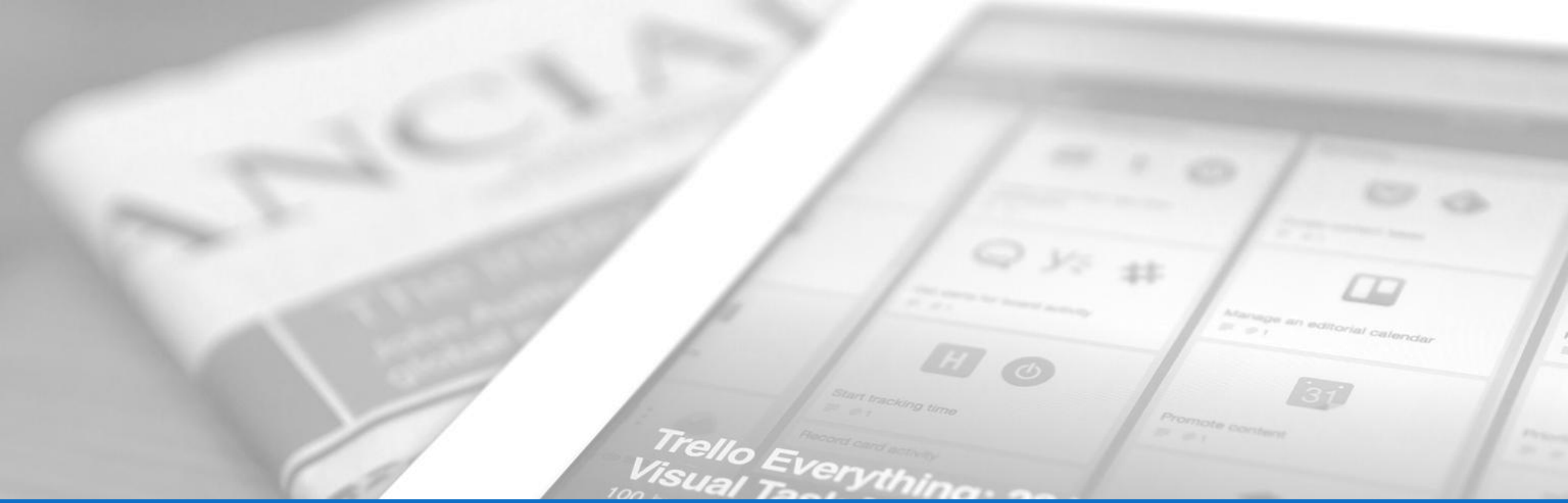
- Fleet EV Charging Deployment
- Clean Energy Feasibility Studies
- Equipment Decarbonization
- Solar-Decarbonization
- Restoration for Solar & Decarb. Systems

LBE as Link

- LBE will link agencies with similar challenges, project goals when we hear of issues
- LBE has access to technical experts that can provide knowledge on technologies, strategies, etc. as requested
- LBE will provide list of contacts for grants on the website soon

Future Learning

- LBER Webinar
- Procurement Planning Webinar
- “Ask the Experts” Webinars
- LBE will continue to solicit feedback to inform future learning



LBE Updates

- New Staff
- In the News
- Reminders

Welcome, Zach Jenkins!

MA Clean Cities Coalition Program Director

Clean Cities and Communities (CC&C) is a U.S. Department of Energy (DOE) partnership to advance clean transportation nationwide and strengthen the nation's environment, energy security, and economic prosperity.

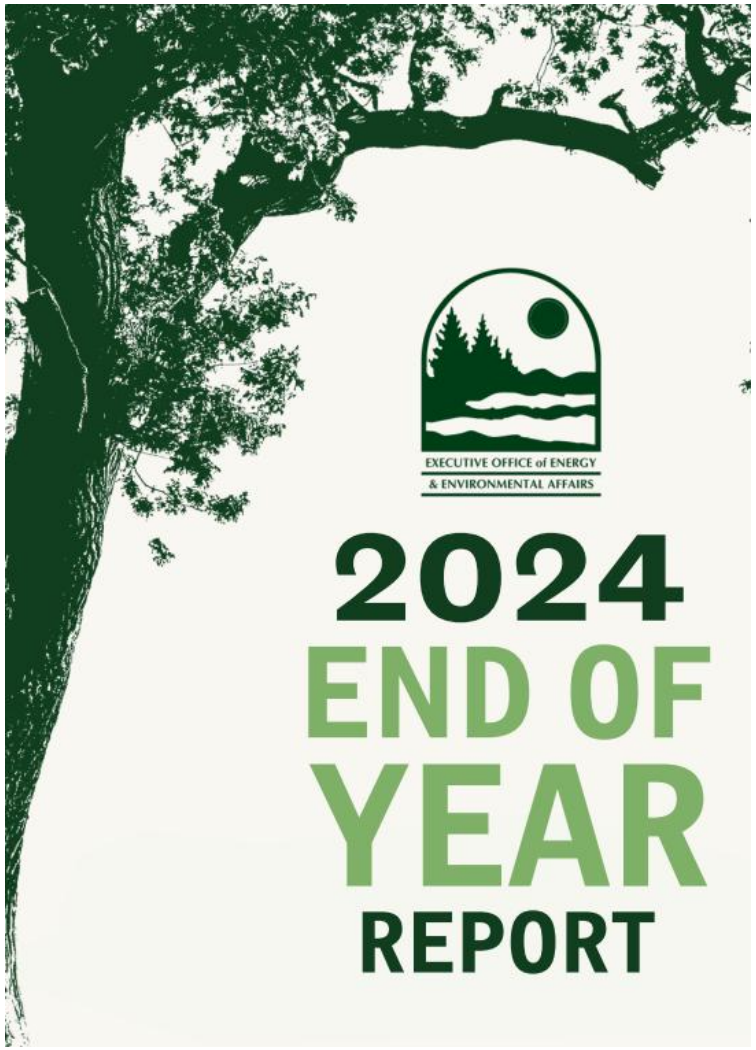
Some MACC goals and accomplishments:

- Currently working with the United Methodist Churches of MA to help them install **public access level 2 charging stations** in their parking lots
  - In the next two years, estimated to have **60 charging stations** installed in 30 church parking lots
- Recently completed the coalitions first ever **C2C Cohort on Fleet Electrification** put on by the World Resources Institute
  - Partnered with the Town of Natick on a 6-month program to develop an **actionable fleet electrification plan** that the town could utilize in future EV adoption efforts

EEA's "2024 End of Year Report" Out Now!

Some energy highlights from 2024 in the EEA include:

- Gov. Healey signed a **climate bill** (S2967) into law, advancing clean energy, community engagement, cumulative impacts, and community benefits plans
- The Electric Vehicle Infrastructure Coordinated Council (EVICC) awarded **$50 million to electric vehicle charging infrastructure** and **innovation initiatives**
- EEA also helped **secure over $1 billion in federal funding** for climate initiatives, including low-cost solar and heat pumps
- New Mass Save 3-year plan approved, providing almost $5 billion in investments, 40% of which is dedicated to equity-related initiatives, resulting in **$13 billion in total benefits to customers**



Read and download the report here.

Good News, Bad News: Offshore Wind

Biden-Harris Administration Approves Southcoast Wind Project

- SouthCoast Wind Project is the **11th commercial-scale offshore wind energy project** approved under the Biden-Harris Administration
- SouthCoast Wind Project is expected to generate enough wind energy **to power more than 840,000 homes**

Connecticut Withdraws From "Vineyard Wind 2" Project

- CT withdrew proposed procurement of wind energy as part of Vineyard Wind 2 project
- As a result, MA participation in this project will no longer move forward
- MA continues to move forward with wind procurements to meet our long-term clean energy goals

Source: SouthCoast Wind Approval
Source: Connecticut Withdraws From Vineyard Wind

Tips for Optimizing Your EV in Winter

You may notice your EV range decreases in winter. How much range you lose depends on a variety of factors.

It's important to note that **gas-powered cars also lose performance** in winter.

Here are some tips to EV winter driving this season:

Visit the Green Energy Consumers Alliance page on Winter Driving for more information.

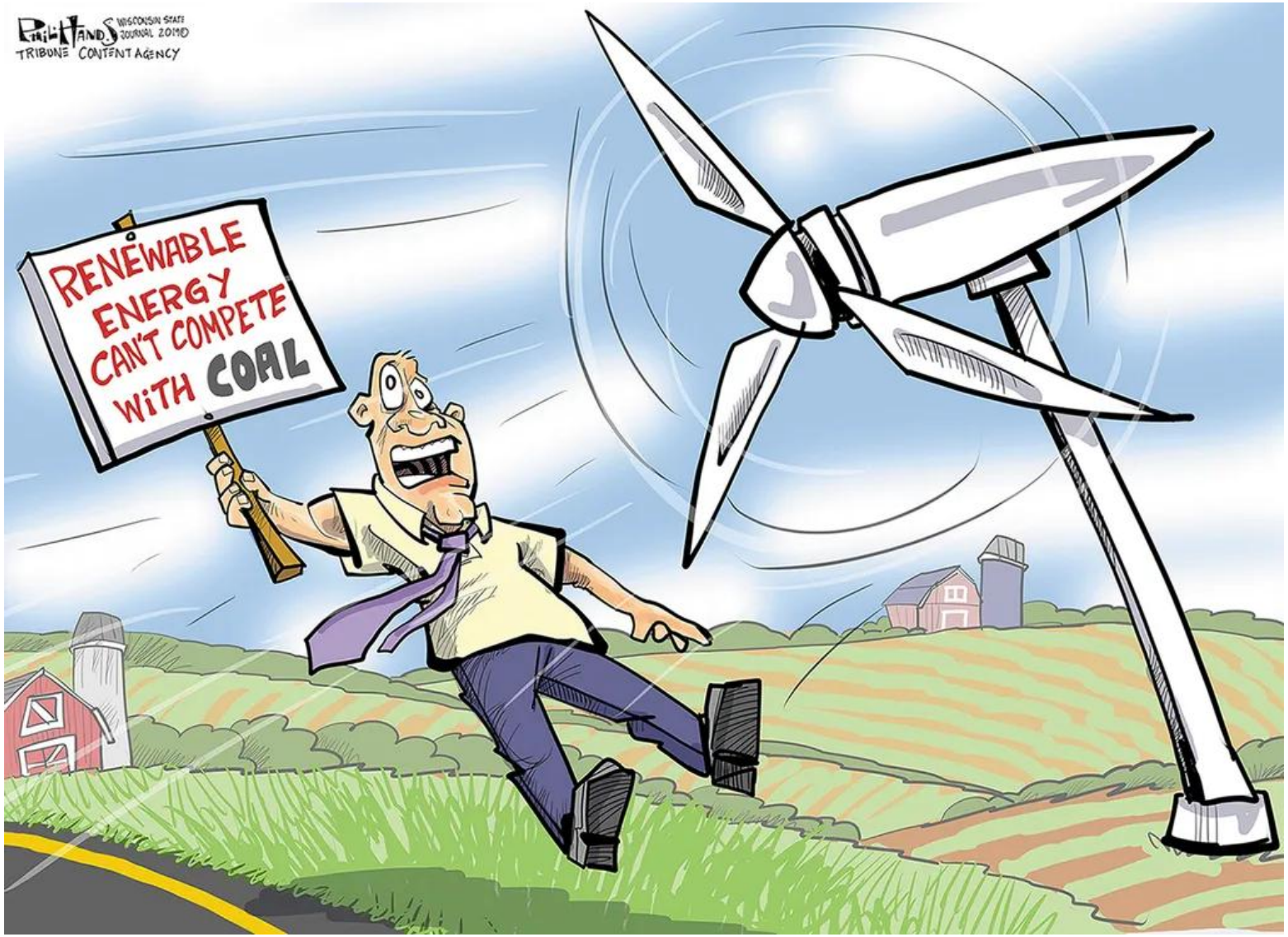
Precondition your vehicle (i.e., heat up your car battery while it's still plugged in).

Use the special heating features of your vehicle (i.e., seat warmers, heated steering wheels).

Drive efficiently. Speed increases drag and drag reduces mileage.

Clean off your car. Snow and ice weigh down your car and reduce your range.

Park and charge somewhere warm if possible (e.g., the sunnier side of the parking lot).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TRIBUNE CONTENT AGENCY
RENEWABLE ENERGY CAN'T COMPETE WITH COAL

Closing

Save the Date: Future LBE Council Meetings

March 11
May 13
July 8

Appendices

2025 Clean Energy or Climate Goals

EVs, EVSE, and **fleet electrification** goals and projects (n=17).

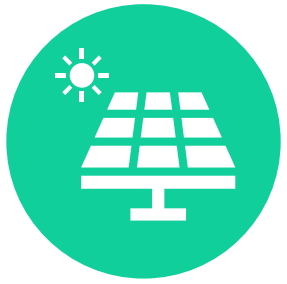
Interest in or implementation of **grant-funded projects** (n=6).

Staffing up (n=2).

Building decarbonization projects (n=11).

Sustainable landscaping (n=3).

Other goals (n=5).



Solar projects (n=8) and **other decarbonization** projects (n=8).

Decarbonization communication and engagement (n=3).

n = number of comments with that theme